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**20230619912**



Pages:  
0003

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

09/18/23 AT 08:00AM

FEES:	25.00
TAXES:	4,368.00
OTHER:	0.00
<hr/>	
PAID:	4,393.00



LEADSHEET



202309180110074

00023777690



014279342

SEQ:  
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

132300837

RECORDING REQUESTED BY:

Chicago Title Company

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

Maziar Janamian Najafabadi
20426 Hamlin Street
Winnetka, CA 91306

Title Order No.: 132300837
AP#: 2136-022-013

THIS SPACE FOR RECORDER'S USE ONLY
Escrow No.: 805352-RM

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$858.00 CITY TRANSFER TAX \$3,510.00

[X] computed on full value of property conveyed, or

[ ] computed on full value less value of liens or encumbrances remaining at time of sale.

[ ] Unincorporated area [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Scott Conover & Beverly Conover Co-Trustees of The Cynthia Conover 2023 Trust dated July 10, 2023 hereby GRANT(s) to:

Maziar Janamian Najafabadi, a Married Man as his Sole and Separate Property

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 153 of Tract No. 13905, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 551, Pages 27 to 29 inclusive of Maps, in the Office of the County Recorder of said County.

Also Known as: 20426 Hamlin Street, Winnetka, CA 91306

The Cynthia Conover 2023 Trust dated July 10, 2023

Dated August 18, 2023

By: Scott Conover, Co-Trustee
Scott Conover, Co-Trustee

See legal description attached hereto and made a part of here of as exhibit "A"

By: Beverly Conover, Co-Trustee
Beverly Conover, Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

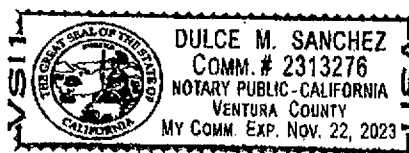
STATE OF CALIFORNIA
COUNTY OF Ventura

On August 24, 2023 before me, Dulce M. Sanchez A Notary Public personally appeared Scott Conover & Beverly Conover who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dulce Sanchez (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE:

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 2136-022-013**

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LOT 153 OF TRACT NO. 13905, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 551 PAGES 27, 28 AND 29 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, OTHER HYDROCARBONS, GAS AND OTHER ASSOCIATE SUBSTANCES AND OTHER MINERALS AND KINDRED SUBSTANCES IN AND/OR UNDER SAID LAND, TOGETHER WITH THE RIGHT TO ENTER THE SUB-SURFACE OF SAID LAND AT ANY POINT 100 OR MORE VERTICAL FEET BELOW THE SURFACE THEREOF AND TO TAKE AND REMOVE ANY AND ALL OF SAID SUBSTANCES FROM SAID LAND AND REDUCE SAME TO POSSESSION, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS GRANTED TO GEORGE PONTY AND KATHERINE V. KERR BY DEED RECORDED FEBRUARY 21, 1953 IN BOOK 46970 PAGE 350, OFFICIAL RECORDS.